

Zoning Board of Appeals

Minutes

(meeting taped)

Monthly meeting: Thursday, June 20, 2013 in the City Hall Aldermanic Chambers.

The meeting was opened at 6:30 p.m.

Roll call - members present: Mark Zeck, Richard Bartholomew, John Kowarik, Harvey Finkel and Earl Robinson. Sam Pollastro Jr. arrived at 6:45 pm. Angelo Dirienzo was excused. Building Inspector David Kopjanski was present.

Public portion: This public portion is to satisfy section 101 of the Charter of the City of Derby. No one came forward.

Approval of minutes: Motion made by Harvey Finkel and second by John Kowarik. Move to accept the minutes of the April 18, 2013 meeting, as written. Motion carried unanimously.

Application No. 370– Applicant: Town Fair Tire Center of Connecticut. Location of affected premises – 480 New Haven Ave, Derby, CT 06418. Seeking approval for Certificate of Location for an automotive limited repair license per CGS 14-54.

Atty. Ian Cole was present this evening filling in for Atty. Dominick Thomas. He presented to the Building Inspector the authorization letter from the property owner and also the certified receipts for the letters sent to the adjoining property owners. He explained that the Zoning Board of Appeals serves as the agent for the State to approve the location of an automotive repair facility license. He stated that Town Fair Tire performs tire replacement and tire alignments. They do not do vehicle repairs. He indicated that the lease on their current location is not being renewed and as such they are seeking to move to this location. The vehicular traffic should be similar to the current flow. His clients are before the Derby Inland Wetlands Agency seeking approval for the new proposal and they are also seeking a zoning boundary revision from the Planning and Zoning Commission so as to locate the proposed building away from the wetlands while creating a good traffic flow on the lot. He was uncertain whether the Zoning Board of Appeals desired to wait until the land use boards had made their decision or if they would be willing to move forward this evening. He was agreeable to waiting if that was the desire of the Board.

Public portion for application 370: Daniel R. Waleski of 23 Elm Street, Derby, CT. felt this to be a very interesting application. On the surface it seems relatively simple but there are facets that should be reviewed. They are seeking to place an automotive repair facility close to wetlands and they are seeking a zone boundary change that would be encroaching into a

residential zone. He felt that the matter of waiting until the land use boards had made their determination was a wise choice. No one else came forward and the public portion was closed.

Members discussed the timeline for the application process. The Board has 35 days to decide unless the applicant grants a 35 day extension on the application.

Motion made by John Kowarik and second by Harvey Finkel. Move to table application #370 to the next meeting. Motion carried unanimously.

Motion was made by Richard Bartholomew and second by John Kowarik. Move to adjourn the meeting at 7:05 p.m. Motion carried unanimously.

Respectfully prepared,

Karen Kemmesies, secretary

These minutes are subject to Board approval at their next scheduled meeting.